

REALTY MARKET NEWS AND COMMENT

Joseph Shenk Buys and Sells Apartment Properties Worth \$825,000.

ACQUIRES B'WAY BLOCK

Blumenthal Buys the Kimber- ly on 164th St.; Fourth Avenue Loft Sold.

In two transactions involving properties worth \$825,000 Joseph Shenk yesterday purchased a block of elevator apartment houses in the vicinity of Columbia University and resold another multi-family house on Riverside Drive, from the Freybel Realty Company, Charles M. Rosenblatt, president. Mr. Shenk bought the two six-story elevator structures known as Regent Hall and Bellport Hall, covering the block front on the east side of Broadway between 123d and 124th streets. The combined properties front 200 feet and have a depth of 100 feet. They rent for \$60,000 a year and were held at \$400,000. Joseph Harrison was the broker.

In the resale Mr. Shenk disposed of the six-story elevator apartment house known as the Regent, at the south corner of Riverside Drive and 124th street, which he bought on March 4 from Charles M. Rosenblatt. The new house covers a plot 100x140, shows a yearly rent roll of \$35,000 and was held at \$225,000. It adjoins the Swissland apartments on the Drive, which figured in several recent sales. Nasonoff & Weiss was the broker.

SALE OF THE KIMBERLY.

A. Blumenthal, formerly connected with Bing & Bing, made his initial purchase as an operator yesterday. His first deal involved the Kimberly, six-story elevator apartment house at 124 West 164th street, which he purchased from the West 164th Street Company. The building was erected by Alexander Duff of the firm of Duff & Conner. It occupies a plot 125x117 and was held at \$225,000. Title will be taken in the name of the Beechwood Realty Corporation, of which Mr. Blumenthal is president.

Frederick & Newcomb represented the selling company as attorneys. Kogan & Goldstein acted in a similar capacity for Mr. Blumenthal, who is said to have negotiated the progress for the purchase of three other large apartment properties.

FOURTH AVENUE DEAL.

Spears & Company have sold in an all-cash transaction for Harry Barth of L. Barth & Sons, a five-story apartment building at 59 Fourth avenue. This was originally the property of the Barth family and is now to be altered and eventually occupied by the Oakland Company. It had been held at \$400,000. This is the second sale of property recently negotiated by Spears & Company within a year. Last May it was sold by them for the Dime Savings Bank to the present seller.

BROWN BUYS APARTMENT.

Frederick Brown has resold to an investing client of Leopold Weil, 140 Wadsworth avenue, northwest corner of 135th street, a five-story apartment building, 90x115, accommodating thirty-five families, renting for \$26,000 and held at \$225,000. Mr. Brown bought the property from the George L. Hill Company a few months ago. The building was erected on the cooperative plan and is one of the finest of its type in the section.

DWELLING TO BE ALTERED.

Conversion of a four-story dwelling on the west side into a building devoted exclusively to studios and doctors' offices is forthcoming in the form of a corporation which is to be purchased from Mrs. J. W. Davis her residence at 24 West Fifty-first street, between Fifth and Sixth avenues, on Columbia College leasehold. The house is four stories in height, with a one-story extension, and occupies a plot 27x103.15. The house adjoining the west side of the first street, about to be sold for a similar purpose, according to report.

RESIDENCE CHANGES HANDS.

George J. Phillips & Co. resold for the L. J. Backer Construction Company to a purchaser who will occupy as his residence the four and one-half story high residence dwelling at 24 West Seventy-sixth street, on a lot 25x102.2, between Central Park West and Columbus avenue. The sellers acquired the property in December, 1917, from Conrad Stein in part payment for the nine-story apartment house at 317 West Eighty-ninth street.

CITY REAL ESTATE FOR SALE.

88th Street and Riverside Drive

TWO MODERN DETACHED

PRIVATE DWELLINGS

Surrounded by gardens; light on four sides. Houses

have centre hall with rooms on each side; all improve-

ments, including

PRIVATE GARAGE

With Room for four (4) cars, connected with

each house. Steam heat and hot water

supplied from adjoining apartment house.

Price for entire plot, including both houses, \$350,000.

Terms, if desired. Possession September, 1920.

KLEIN & JACKSON, Owners,

501 FIFTH AVENUE

or your own broker.

REAL ESTATE MORTGAGE LOANS.

LONG ISLAND REAL ESTATE FOR SALE

Forest Hills Gardens

15 Minutes from Penna. Station.

Houses and Villa Plots For Sale.

SAGE FOUNDATION HOMES CO.

47 W. 34th St. or Forest Hills, L. I.

FARMS FOR SALE.

A \$100 PAYMENT secure small village

farm, balance like rent, apple trees in full

fruit, 1000 ft. of water, electric light, all

in course of construction, village water, elec-

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The Seventy-sixth street house is one of a row erected at that block by James Carlew, and is the only one of the high stop 1919.

PLANS THREE 5 STORY PLATS.

A. Blumenthal has sold for Anna D. Decker the plot 250x112 at the southeast corner of 87th street and 193d street. The purchaser is the Barone Realty Company, Adelstein & Ayrine, for whom Mr. Blumenthal has resold the property to Morris Polak. The latter plans to begin work immediately on the erection of three five-story apartment houses. This is the second operation projected for this section by Mr. Polak. Recently he purchased the plot 87x100 at the southeast corner of 87th street and 193d street, which he will also improve with apartments.

STORM BUILDING TO GO.

It is reported that the Storm Building, the northwest corner of Hanover square and 87th street, bought several months ago by the Atlantic and Pacific Steamship Company, an auxiliary of W. G. & Co., is to be removed, and a building erected on the site. J. W. O'Connor, who designed the new home of the Grace company, is the architect.

MANY SALES ON EAST 61ST ST.

Establishment of a high class residential colony in the district east of Third avenue in the Sixties is again indicated by the sale of three lots at 236, 238 and 240 East 61st street, purchased by the Ruland, Whiting & Benjamin Company, which is to be subdivided into three lots. The lots are to be sold by the company, which is to be subdivided into three lots. The lots are to be sold by the company, which is to be subdivided into three lots.

CONVENT AVENUE—THOMAS & Son

sold for the Courtney Development Company to Royal M. Cushman the three-story dwelling, 20x100, at 311 Convent avenue, a three-story dwelling, 18x100, at 313 Convent avenue, a three-story dwelling, 18x100, at 315 Convent avenue, a three-story dwelling, 18x100, at 317 Convent avenue, a three-story dwelling, 18x100, at 319 Convent avenue, a three-story dwelling, 18x100, at 321 Convent avenue, a three-story dwelling, 18x100, at 323 Convent avenue, a three-story dwelling, 18x100, at 325 Convent avenue, a three-story dwelling, 18x100, at 327 Convent avenue, a three-story dwelling, 18x100, at 329 Convent avenue, a three-story dwelling, 18x100, at 331 Convent avenue, a three-story dwelling, 18x100, at 333 Convent avenue, a three-story dwelling, 18x100, at 335 Convent avenue, a three-story dwelling, 18x100, at 337 Convent avenue, a three-story dwelling, 18x100, at 339 Convent avenue, a three-story dwelling, 18x100, at 341 Convent avenue, a three-story dwelling, 18x100, at 343 Convent avenue, a three-story dwelling, 18x100, at 345 Convent avenue, 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